171.0	0001	0013.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,144,400 / 1,144,400
					USE VALUE:	1,144,400 / 1,144,400
					ASSESSED:	1,144,400 / 1,144,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERMAINE LAWRENCE INC
Owner 2:	
Owner 3:	
Street 1:	18 CLAREMONT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONVENT OF SAINT ANNE -
Owner 2:	-
Street 1:	14 CLAREMONT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .489 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1920, having primarily Wood Shingle Exterior and 5221 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	21295.000	399,100		745,300	1,144,400
Total Card	0.489	399,100		745,300	1,144,400
Total Parcel	0.489	399,100		745,300	1,144,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 219.19 | /Parcel: 219.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	113184
GIS Ref	
GIS Ref	
Insp Date	05/03/00

!13229!

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	959	FV	399,100	0	21,295.	745,300	1,144,400		Year end	12/23/2021
2021	959	FV	399,100	0	21,295.	745,300	1,144,400		Year End Roll	12/10/2020
2020	959	FV	399,100	0	21,295.	745,300	1,144,400	1,144,400	Year End Roll	12/18/2019
2019	959	FV	312,500	0	21,295.	745,300	1,057,800	1,057,800	Year End Roll	1/3/2019
2018	959	FV	312,500	0	21,295.	660,100	972,600	972,600	Year End Roll	12/20/2017
2017	959	FV	312,500	0	21,295.	553,700	866,200	866,200	Year End Roll	1/3/2017
2016	906	FV	312,500	0	21,295.	553,700	866,200	866,200	Year End	1/4/2016
2015	906	FV	238,900	0	21,295.	479,100	718,000	718,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:29:41

LAST REV

Date	Time
08/23/19	09:26:31
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONVENT OF SAIN	39537-12		6/12/2003	Family	1	No	No		
	3640-45		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	113184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2015	874	Re-Roof	18,000		7/3/2015			Strip and re-roof.
9/30/2014	1280		12,000		9/30/2014			Weld Right
6/30/1992	272		10,000					REMODEL INT/REP WA

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
5/3/2000	Meas/Inspect	264	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		21295		Sq. Ft.	Site		0	70.	0.50	8									745,325						745,300	

Total AC/HA:	0.48887	Total SF/SM:	21295	Parcel LUC:	959	Housing, Oth	Prime NB Desc	ARLINGTON	Total: 745,325	Spl Credit		Total:	745,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	86 - Dormitory		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	85.00
Size Adj.:	0.99153417
Const Adj.:	0.98980200
Adj $ / SQ:	83.421
Other Features:	40377
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613982
Depreciation:	214894
Depreciated Total:	399088

COMMENTS

1915 SCHOOL & DORM / ST JOSEPH`S CONVANT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: 4 | HB 2

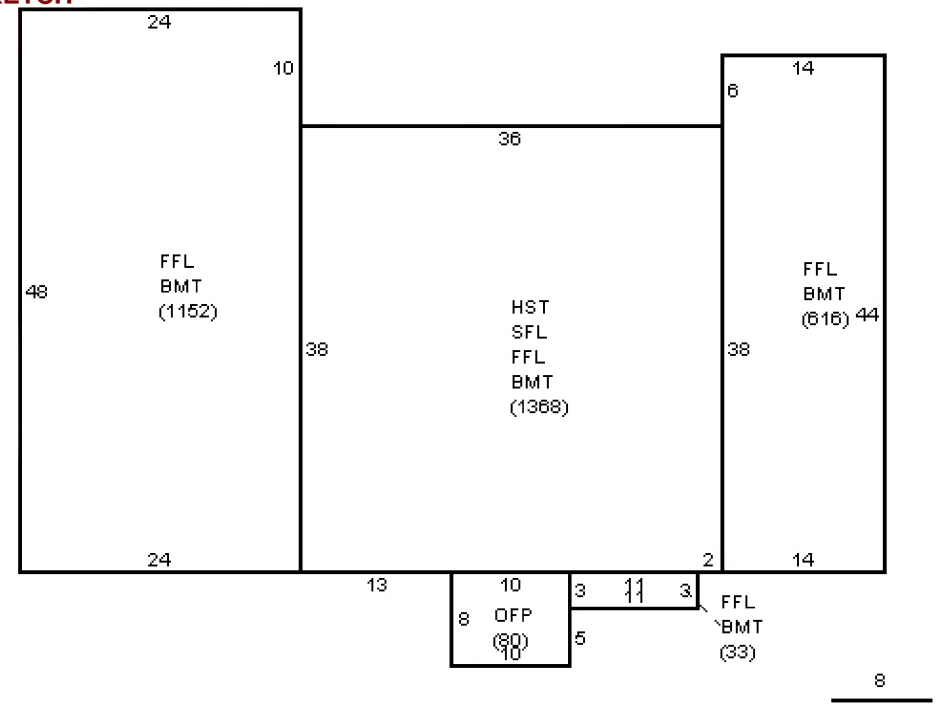
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	91.76
Special Features:	0	Val/Su Net:	47.12
Final Total:	399100	Val/Su SzAd	76.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,169	25.030	79,308
FFL	First Floor	3,169	83.420	264,361
SFL	Second Floor	1,368	83.420	114,120
HST	Half Story	684	83.420	57,060
OFP	Open Porch	80	36.750	2,940
	Net Sketched Area:	8,470	Total:	517,789
Size Ad	5221	Gross Area	9154	FinArea 5221

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

171.0-0001-0013.0

IMAGE

AssessPro Patriot Properties, Inc